

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use zone to Commercial use in Sy. No.50 of Gundlapochampally (V), Medchal (M), Ranga Reddy District to an extent of 6490.23 Sq. Mtrs.– Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 477 ,**

**Dated:27.11.2013.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.11870/MP1/Plg/HMDA /2012, dated 08.02.2013.
2. Government Memo. No.3950/I1/2013-1, MA&UD Department, dated 30.04.2013.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.11870/MP1/Plg/ HMDA /2012, dated 07.08.2013 and 19.10.2013.
4. Government Memo. No.3950/I1/2013-2 & 3, MA&UD Department, dated 30.08.2013 and 05.11.2013.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.11870/MP1/Plg/ HMDA /2012, dated 01.11.2013.

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**ORDER:**

The draft variation to the land use envisaged in the notified Master Plan of Yamzal zone segment issued in Government Memo 2<sup>nd</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.270-A, dated 10.05.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.3,89,414/- (Rupees three lakhs eighty nine thousand four hundred and fourteen only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, **dated 04.12.2013.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of Yamzal zone segment the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.299, Part-I, dated 04.05.2013 as required by sub-section (3) of the said section.

**VARIATION**

The site in Sy. No.50 of Gundlapochampally (V), Medchal (M), Ranga Reddy District to an extent of 6490.23 Sq. Mtrs which is presently earmarked for Residential use zone in the notified Master Plan of Yamzal zone segment is designated as Commercial use zone, subject to the following conditions, that:

1. the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. the applicant shall handover the area affected under 250 feet to HMDA / Local Body at free of cost.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Partly Commercial and Residential use zone.Sy.No.57.

**SOUTH:** Residential use. Sy.No.49.

**EAST :** Commercial use. Sy.No.86.

**WEST :** Residential use zone. Sy.Nos.51 to 53.

**Dr.S.K.JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**